

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 6, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. Review and Discussion of proposed amendment to the Liberty Harbor North Redevelopment Plan to change the configuration of development on Block 1. Switching the XL Tower from Grand Street to Regent Street, lowering the height of the Grand buildings from 16 to 12 stories, and changing the height of the Jersey Avenue buildings from 8 and 16 stories to 12 stories. Formal Action may be taken.

Case: P13-085 Preliminary & Final Major Subdivision
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Subdivision of one oversized lot into nine new conforming lots.
Carried from April 22, 2014

8. Case: P13-086 Preliminary & Final Major Site Plan with "c" variances
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Nine new, affordable, 2-family homes.
Variances: garage size (9 lots)(c(2)), rear yard (8 lots)(c(2)), front yard setback (5 lots)(c(2))
Carried from April 22, 2014

9. Case: P14-015 Minor Subdivision
Applicant: G&S Investors JC Ltd.
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 396,400, 420, 430 Luis Munoz Marin Blvd.
Block: 11603 Lot: 3,47,50,51
Zone: Harsimus Cove Station Redevelopment Area
Description: Re-application of a previously approved subdivision that was never filed with the County Registrar's Office

10. Case: P13-095 Preliminary and Final Major Site Plan with Deviations
Applicant: Jersey City Entertainment Partners, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 249 McGovern Drive
Block: 21508 Lot: 3
Zone: Liberty Harbor Redevelopment Plan
Description: Renovation and re-use of existing industrial warehouse for recreation facility.
Deviations: Minimum lot size, signage size, number, visibility, and illumination.

11. Case: P14-008 Preliminary and Final Major Site Plan with Deviations
Applicant: Devi Ma Newkirk, LLC
Attorney: Don Pepe
Review Planner: Jeff Wenger
Address: 60-62 Newkirk Street
Block: 10802 Lot: 36
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 5 story, 14 unit residential building.
Deviations: Building height, front and rear building setback.

12. Memorialization of Resolutions
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD